

42-3-74 ✓

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TRANSFER
TAX
PAID

WARRANTY DEED

Know All Men By These Presents

003722

That we, HERVE GIROUX and ANTOINETTE GIROUX of Waterville in the County of Kennebec and State of Maine in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by ARTHUR LESTER HANSON, III and ROBERT K. GREENLEAF of Waterville in the County of Kennebec and State of Maine, and whose mailing addresses are West River Road, Waterville, Maine, 04901, and 15 Martin Avenue, Waterville, Maine, 04901, respectively, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said ARTHUR LESTER HANSON, III and ROBERT K. GREENLEAF, their heirs and assigns forever;

A CERTAIN LOT or parcel of land situate in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows; to wit:

BEGINNING at a point in the west line of the plains road (now known as Water Street), thirty-six feet (36') southerly of the southeast corner of land now or formerly of Moses Ronco; thence westerly parallel with the said Ronco's southerly line on the southerly line of land now or formerly of Charles Perry sixty-three feet (63'), more or less, to land now or formerly of Joseph Cowan; thence southerly parallel with said road thirty-five feet (35'); thence easterly sixty-three feet (63'), more or less, to a point in said westerly line of said Water Street, thirty-seven (37) feet southerly of the point begun at; thence northerly thirty-seven feet (37') feet to the point begun at. Subject to a right of way nine feet (9') wide at the west end of said lot.

MEANING AND INTENDING to convey the premises acquired by the within Grantors by deed of Leona M. Roberge dated July 9, 1964 and recorded in the Kennebec County Registry of Deeds in Book 1345, Page 366.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said ARTHUR LESTER HANSON, III and ROBERT K. GREENLEAF, their heirs and assigns, to them and their use and behoof forever.

AND we do COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey

the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said HERVE GIROUX and ANTOINETTE GIROUX have hereunto set our hands and seals this 25th day of February, 1988.

Signed, Sealed and Delivered
in the presence of

Mark J. Nale
to Bath

Herve Giroux
HERVE GIROUX
Antoinette Giroux
ANTOINETTE GIROUX

STATE OF MAINE
COUNTY OF KENNEBEC

DATED: February 25, 1988

Personally appeared the above named HERVE GIROUX AND ANTOINETTE GIROUX and acknowledged the above instrument to be their free act and deed.

Before me,

Mark J. Nale
Notary Public
Print Name _____
My Commission Expires _____

MARK J. NALE
Maine Attorney At Law

RECEIVED KENNEBEC SS.

1988 MAR -4 AM 9:00

ATTEST: Therese J. Nale
REGISTER OF DEEDS